

Investment opportunity - spacious village house walking distance to amenities with sitting tenant

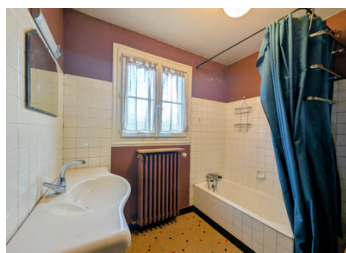


INFORMATION

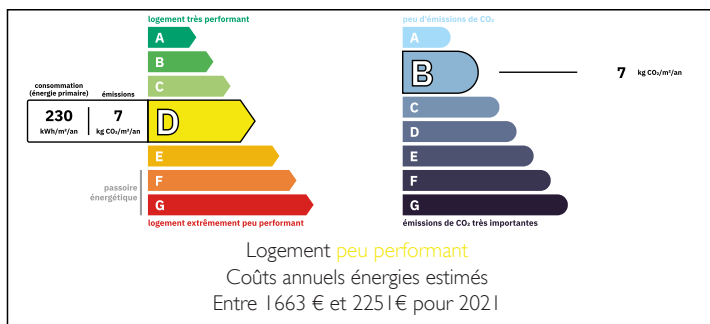
Town:	Châlus
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	118 m2
Plot Size:	888 m2

IN BRIEF

Situated in the village of Châlus within walking distance of amenities and schools, this property comes with a sitting tenant until Feb 2029 providing a good rental return.

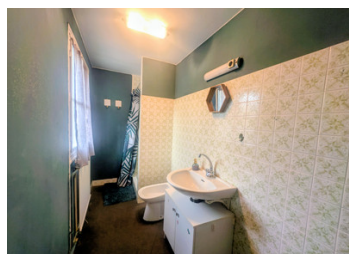


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

This large village house comprises an entrance hall, a WC, two bedrooms of approximately 10m², (one with a sink and the other with a shower room), access to the balcony, a laundry room 15m² and a garage of 19m² on the ground floor.

The first floor has a spacious living / dining room of 29m², a recently fitted kitchen 11.7m², two bedrooms 11.7m² and 10.5m², a WC and a bathroom 6.2m².

The basement has access to the garden.

The property benefits from double glazing, roller shutters, air to water heat pump and mains drains.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 880 EUR

NOTES